

## NOT A SOFT SNAP

Bill Nye Tells What He Knows About Hotels.

## HOW THE LANDLORDS THRIVE

It Seems So Nice to Be a Bloated Landlord, With Rents Flowing in, But William Thinks It Is Trying.

Last year I became a landlord and taxpayer of New York city. I do not say it in a boastful spirit, but humbly and with my nose all raw from having groveled a good deal among the Belgian blocks and iron registers through which the sewer gas now and then escapes.



IN YEARS.

for many years I have heard and read in the papers how naughty and cold and wicked the landlord in a great city is. In the melodrama also he is apt to be a heavy set man, with a kolihor in his shirt bosom. I had never been one of those brutal but well fed parties with a massive gold watch bob concealed under a beetling abdomen peculiar to the landlord, so in a little business deal which I had one morning just before I took me to a pleasant building west of the park as part payment. It contained flats, and these flats contained tenants.

These tenants no doubt regard me even now, as I write, and while the tears are welling up in these red, dry eyes and spattering all over my spectacles so that I can hardly spell correctly—even now, I say, doubtless those tenants look on me as a cruel man of great wealth, who gets tired of Europe twice a year, and who sleeps in a nice, fresh crepe du chime nightie every night.

Instead of that I am here in North Carolina on a farm trying to raise enough on the place to keep my beautiful New York flat house cozy and nice for my tenants. When I got the house I thought that it would help to maintain the farm and buy large, nice baritone Shorthorn cows for same, but it has not done so.

Soon after my purchase of the place the janitor said that he could not remain any longer if his quarters were not greatly refitted and refurbished. A friend of his had just got a job in one of the new flat houses, and his apartments were so beautiful that my janitor wanted something similar. I sent for him while in the city and had him come to me 'otel.

I talked there with him quite awhile to ascertain what he desired in the way of refitting, etc. After an hour's chat I learned that he wanted something similar to the saloon of the Puritan steamer, with the Astor library in one end; also a few pictures of water nymphs jerking a grownup satyr into the branch, like the etching at the Hoffman House refectory. He also intimated that his children were growing up in ignorance, and I judged from what he said that he wanted a governess for them.

"And do you dare go inside of my house with children?" I roared, suddenly remembering that I should assume an air of cruelty or the part would be assigned to some more clever artist.

"Yes, sir, we have a few," he said. "We had them in the old country before we had any notion of coming to America, but I have been naturalized now, sir," said he as his chin quivered, "and it shall never occur again."

So he remained for the time being, I putting some beautiful wall decorations on the room and some of Loony Quinsey's chairs. But he still murmured, and every time he saw the painted apartments of his friend he came home and cried and took on.

He was a peasant in the old country and lived in a precarious way on what the cow took exceptions to. He also roomed with the cow, and they grew up as boys and girls together. Now he is a janitor, and soon he will be in the senate. He already turns up his nose at the house—my house, I mean.

By and by a tenant on the third floor went away. It occurred while I was abroad and when I depended on his rent to come home. My agent wrote me that Mrs. Pruders had gone away because a total stranger had come into our hall and had a fit. I cannot remain there all the time and lose my rent preventing people from coming into my hall to have their fits, and this man was a perfect gentleman, and, I may add, a man of means before the war.

So I had to lecture on phrenology in Milan to get enough money for my return. Does that look as if we landlords always had an unlimited ponce and enjoyed ourselves by pulling poor widow women around over the floor by the hair of the head, as they do in the drama? I tremor not.

Then came a vague rumor that one could get fine apartments in Brooklyn for much less money, and with social advantages which I could not offer, also club privileges and a straw rifle. A spirit of discontent sprang up, especially in the flat occupied by Mr. and Mrs. Timberlake and a little doggie. They were from Herkimer county, and were living in New York, it seems, for the purpose of taking on an air of refinement, and if possible Mr. Timberlake would take on a job. So soon afterward they went over to Brooklyn, thereby owning the hill on which my house stands to settle three quarters of an inch.

We now began to advertise at a great rate for tenants. Money that I had laid aside to buy a new set of harness and polo sticks for the season here on the

place was used in advertising in the New York papers, and we could not find the advertisement either. Nobody but the man who collected for the advertisement could find it for us. He found it. But then he was accustomed to it. That is his business.

It is not pleasant to come right out and say publicly what a lot of disagreeable things there are connected with being a landlord. Think of being at a rout or ball enjoying one's self for a moment and getting a letter from your agent saying that rats have taken possession of the building and are running the elevator of night themselves in order to save climbing the stairs!

Unfortunately the same man who built my building erected a twin to it on the same street, and another man owns it. Somewhere he read in a paper that competition is the life of trade, and so he lowered his rent a little last spring. Since then I have had to give my tenants more cut glass and buggy rides in order to retain them. They still grumble and threaten, and even when I am away lecturing to packed houses they write to me if a cockroach dies in the house under suspicious circumstances and threaten to move away, claiming that it is not a good neighborhood.

The house is in an aristocratic location, and my taxes are in proportion, and yet one of my tenants, a lady from Shellsburg Canada, who wears a cork limb—so I am told by a custom house officer—came to me with tears in her eyes and said that she hoped I would not think that because she now had to hire apartments she had always been so poor. Once she was an only child, the daughter of a wealthy policeman in Toronto. She was well brought up, she said, and hated to pay rent. I soon discovered that this was the case.

I did not throw her out on the street, as the stage landlord does, or drag her around over the floor or garmeshe her cork leg, as some would have done, but I excused her, and she went away.

She said she had a lucrative position with Mr. Depew. I inquired about it, hoping to get some rent that was still due. I found that she was engaged in shaking the Axminster aisle carpets of the New York Central and Hudson River railroad parlor cars.

She saw me coming, and was about to hiss something at me through her clinched teeth when she remembered all of a sudden that she had taken them out while she was at work and left them on the woodbox.

Professor Dwight says of the relations between landlord and tenant under the common law that, independent of express clauses in the lease, the following duties are imposed upon the tenants:

First—To pay rent.

Second—To render fealty or to be faithful to the landlord.

Third—To refrain from committing acts of waste.

Fourth—To make ordinary repairs.

Fifth—To render up possession at the end of the term.

As a landlord I am forced to state that all tenants do not pay rent. Some ask you to give them a month's rent in order to secure them as tenants, and then at the end of the second month they get mad and go away because you did not kiss them good night, or something like that. Some New York tenants have no credit anywhere except with the truck and van men. They lead a nomadic life and rest as well in a van as they do anywhere.

I had a socialist in the west flat all last winter. I asked him once to define socialism to me. He said it was the right to sleep without remorse in the spare bedroom of the rich without removing the pillow shams.

He left me in May because he did not like the locality. He claimed that the trees of the park sort of hemmed him in so that the wind a great deal of the time was not strong enough to blow through his whiskers.

I need not, I may say in closing, refer to the other divisions of this subject made by Professor Dwight and other eminent jurists. Even the second division, requiring under the law that the tenant shall render fealty to the land-

lord, need not be discussed. I tried to get into my building shortly after I had purchased it, and when I told the janitor that I was the owner he said that was played out. He said that in February a man with a similar air and the same kind of a red moustache overhanging his nose like a bad break in the Red river or a hectic eruption of Venus came there and wanted to see about the roof—said he was the owner. He went up stairs and ignored the roof entirely, but carried away a nice new overcoat with the pockets full of Christmas presents.

Positively to the landlord is now obsolete. I went one summer afternoon to take the children of my tenants out for a walk in the park and a nice ride in the swanboats, but one of them shot at me with a rubber "flip," and another rode between my limbs on a pair of roller skates.

Also a little Lord Fauntleroy looking lad—a dear little fellow—put a large happy toad in my umbrella while I was up stairs, and when I spread it on the street the toad fell on the back of my neck with a cold, warty plunk.

I hate such a thing as that thoroughly.

**THE SOCIALIST**

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**SOLDIERS DESERT GROVER.**

General Beers Tells the Old Soldiers Why He Cannot Support Cleveland.

Mr. Cleveland is not popular with the boys in blue. General Sikes, the one

legged veteran, who reiterated at Washington his belief and hope that the old soldiers will not vote for Cleveland, has an earnest supporter in General E. O. Beers, of the Thirtieth New York regiment, a brave and valuable officer of the war. In a long letter to the old soldiers General Beers says:

"I have arrived at the age of fully three score and have been a lifelong Democrat. But I am fully satisfied that Mr. Cleveland is not the friend of the soldier boy of 1861 and is not entitled to and should not receive our support. It seems very plain to me that with the past record of Grover Cleveland if any veteran casts his ballot for him he not only stultifies himself, but goes back upon every comrade of the Union army. We must not let General Apathy run this campaign; let us enlist once more under General Activity and carry on one more vigorous campaign in the maintenance of our rights."

In another part of the letter he says: "Mr. Cleveland occupied the presidential chair for four years, but I have yet to learn of an instance where he interested himself in the procurement of a single pension, no matter how worthy or needy the applicant. On the contrary, his almost universal use of the veto on pension bills is a convincing argument of his hostility to granting pensions."

In Olden Times People overlooked the importance of permanent beneficial effects and were satisfied with transient action, but now that it is generally known that Syrup of Figs will permanently cure habitual constipation, well informed people will not buy other laxatives which act for a time, but finally injure the system.

**Reasonable Hack Rates.**

Ball & Waters are bound to lead in the hack business in this city and have just ordered four new hacks, which will arrive in the city Friday or Saturday. This will make six new hacks and fourteen all told, which are being run by this firm. Ball & Waters do not propose to bleed the people of the city and make price \$1.50 for funerals. This is the lowest rate for which hacks were ever offered in the city.

**Abraham Lincoln**

When leaving his home at Springfield Ill., to be inaugurated as president of the United States, made a farewell address to his old friends and neighbors, in which he said, "Neighbors, give your boys a chance."

These words come with as much force today as they did thirty years ago.

How give them this chance?

Up in the northwest is a great empire waiting for young and sturdy fellows to come and develop it and "grow up with the country." All over this broad land are the young fellows, the boys that Lincoln referred to, seeking to better their condition and get on in life.

Here is their chance.

The country referred to lies along the Northern Pacific railroad. Here you can find pretty much anything you want. In Minnesota, and in the Red river valley of North Dakota, the finest prairie lands fitted for wheat, and grain, or as well for diversified farming. In Western North Dakota and Montana are stock ranges limitless in extent, clothed with the most nutritious of grasses.

If a fruit farming region is wanted, there is the whole state of Washington to select from.

As for scenic delights, the Northern Pacific railroad passes through a country unparalleled. In crossing the Rocky, Bitter Root and Cascade mountains the greatest scenery to be seen in the United States from car windows is found. The wonderful bad lands, wonderful in graceful form and glowing color, are a poem. Lakes Pend d'Oreille and Coeur d'Alene are alone worthy of a transcontinental trip, while the ride along Clark's Fork of the Columbia river is a daylight dream. To cap the climax, the only way to reach the far famed Yellowstone Park.

To reach and see all this the Northern Pacific railroad furnishes trains and service of unsurpassed excellence. The most approved and comfortable palace sleeping cars; the best dining cars that can be made; Pullman tourist cars good for both first and second class passengers; easy riding day coaches, with baggage, express and postal cars, all drawn by powerful Baldwin locomotives, make a train fit for royal travel.

Those seeking for new homes should take this train and go and spy out the land. To be prepared, write to:

CHAS. F. FEE,  
G. P. & T. A.,  
St. Paul, Minn.

**Specimen Cases.**

S. H. Clifford, New Cassel, Wis., was troubled with Neuralgia and Rheumatism, his stomach was disordered, his liver was affected to an alarming degree, appetite fell away, and he was terribly reduced in flesh and strength. Three bottles of Electric Bitters cured him.

Edward Shepard, Harrisburg, Ill., had a running sore on his leg of eight years' standing. Used three bottles of Electric Bitters and seven boxes of Bucklen's Arnica Salve, and his leg is sound and well. John Speaker, Catawba, O., had five large Fever sores on his leg, doctors said he was incurable. One bottle Electric Bitters and one box Bucklen's Arnica Salve cured him entirely. Sold by Peck Bros., drug store.

**Now Try This.**

It will cost you nothing and will surely do you good, if you have a Cough, Cold, or any trouble with Throat, Chest or Lungs. Dr. King's New Discoveries for Consumption, Cough and Croup, guaranteed to give relief, or money will be paid back. Sufferers from La Grippe found it just the thing and under its use had a speedy and perfect recovery. Try a sample bottle at our expense and learn for yourself just how good a thing it is. Trial bottles 10c at Peck Bros. drugstore. Large size 50c and \$1.00.

**Bucklen's Arnica Salve.**

The best salve in the world for cuts, bruises, sores, ulcers, salt rheum, fever blisters, nettle rash, chapped hands, chilblains, corns and all skin eruptions, and positively cures piles, or no pay required. It is guaranteed to give perfect satisfaction or money refunded. Price 25 cents per box. For sale by Peck Bros., drugstore, corner Monroe and Division sts.

**WOODBURY'S FACIAL SOAP**

For the face, neck and complexion. The result of a long experience in the manufacture of facial soap, this is a truly perfect preparation. It is made of the finest materials and is guaranteed to give perfect satisfaction or money refunded. Price 25 cents per box. For sale by Peck Bros., drugstore, corner Monroe and Division sts.

**THE SELF-RESORER**

FREE to every man, young, middle-aged, and old, and postage paid. Address: Dr. J. M. Woodbury, 21, 125 W. 42d St., New York City.



"CAN I ASSIST YOU, MADAM?"

This is an every-day occurrence; she is taken with that "all-gone" or faint feeling, while calling or shopping. The cause of this feeling is some derangement, weakness, irregularity incident to her sex. It matters little from what cause it may arise; instant relief may always be found by using

**LYDIA E. PINKHAM'S Vegetable Compound**

It is the only Positive Cure and Legitimate Remedy for those peculiar weaknesses and ailments of our best female population. Every Druggist sells it as a standard article, or sent by mail, in form of Pills or Lozenges, on receipt of \$1.00.

For the cure of Kidney Complaints, either sex, the Compound has no rival.

Mrs. Pinkham freely answers letters of inquiry. Enclose stamp for reply.

Send two 2-cent stamps for Mrs. Pinkham's beautiful 60-page illustrated book, entitled "GUIDE TO HEALTH AND ELEGANCE." It contains a volume of valuable information. It has saved lives, and may save yours.

Lydia E. Pinkham Med. Co., Lynn, Mass.

**KIRK'S DISKY DIAMOND TARTAR SOAP**  
Healthful, Agreeable, Cleansing.  
Cures Chapped Hands, Wounds, Burns, Etc.  
Removes and Prevents Dandruff.  
**AMERICAN FAMILY SOAP.**  
Best for General Household Use.

**The Celebrated French Cure.**

Warranted "APHRODITE" or money refunded.

Is SOLD ON A GUARANTEE TO cure any form of nervous disease or any disorder of the genital system, whether arising from the excess of either sex, or from youthful indiscretion, over-indulgence, etc., such as Loss of Brain Power, Weakness, Bearing down Pain in the back, Seminal Weakness, Hysteria, Nervous Prostration, Neuritis, Indigestion, Leucorrhoea, Piles, Weak Memory, Loss of Power and Impotency, which if neglected often lead to premature old age and insanity. Price \$1.00 a box, 6 boxes for \$5.00. Sent by mail on receipt of price.

**WRITTEN GUARANTEE** is given for every \$5.00 order received, to refund the money if a Permanent Cure is not effected. We have thousands of testimonials from old and young of both sexes, who have been permanently cured by the use of Aphrodite. Circulars free. Address: THE APHRODITE MEDICINE CO., Boston Branch, 100 N. B. St., Boston, Mass.

**White & White,**  
MORTON HOUSE PHARMACY  
No. 99 Monroe Street, Grand Rapids, Mich.

**TO BOYS AND GIRLS BICYCLE FREE**

Under 16 years of age. You need not pay one cent. We send it to you FREE! Every bicycle warranted, and equal to those sold anywhere at from \$15 to \$30.

Any boy or girl under 16 years of age, who wants a bicycle, may get a bicycle from the city of Grand Rapids, Mich., by sending in a letter to the city clerk, stating that he or she wants a bicycle, and enclosing a photograph of the child. The bicycle will be sent to the child, and the letter will be returned to the city clerk.

Wheels are 26 in. with pneumatic tires, and run on hardened steel wheels. The frame is made of heavy gauge steel, and is painted with a special paint. The handlebars are made of heavy gauge steel, and are painted with a special paint. The seat is made of heavy gauge steel, and is painted with a special paint. The pedals are made of heavy gauge steel, and are painted with a special paint. The chain is made of heavy gauge steel, and is painted with a special paint. The gears are made of heavy gauge steel, and are painted with a special paint. The wheels are made of heavy gauge steel, and are painted with a special paint. The tires are made of heavy gauge steel, and are painted with a special paint. The handlebars are made of heavy gauge steel, and are painted with a special paint. The seat is made of heavy gauge steel, and is painted with a special paint. The pedals are made of heavy gauge steel, and are painted with a special paint. 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